

## BROKERS AND BUILDERS SIGH FOR FOREST AND FIELD

### Dull Days in Real Estate---New Block of Houses for Washington Heights---Some Prophecies About the Suburbs.

Whether it was the combined operations of old Sol and General Humidity, or attention was so absorbed by the doings of the Democratic convention at St. Louis, certain it is that the past week was about the dullest in real estate circles thus far this summer. Besides, a good many of the brokers are out of town at the seaside or in the mountains getting themselves in trim for the fall campaign, which every one of them expects to wax extremely active and prosperous. There are a few of these gentlemen who say they have been kept here, much against their wishes, by pending deals, the more or less near approach of which to consummation will not permit them to leave the city and surrender themselves to the delights of rod or gun. The completion of one of these negotiations will make mighty interesting reading, and will probably come as a surprise no less to the trade than to the general public. The same condition of stagnation appears to have prevailed among the architects and builders. Not but that these have ample work on hand, for they are kept busy executing contracts for hundreds of houses of every description, but the past week has not been as prolific of new engagements as its predecessors. Some of the architects declare themselves as rather pleased with the situation, for they are not at all averse to getting a respite from too arduous labor while the dog star reigns. It is as much as they care to do in these superheated days to intend the plans for which they have drawn plans and which is in course of erection, and, wherever possible, they would prefer to leave the preparation of new work until the cooler season. Still one of the busiest of them yesterday:

**Glad to Get a Rest.**

"I fear it is almost unprofessional to say it, but I assure you I am delighted at the lull in my business during this week. The past three months have almost driven me too hard. I have been unable to take any recreation, and shall not be sorry if new work does not come in until I have had a chance to get away for a few weeks and recuperate. I anticipate a busy fall and winter for the architects of Washington, myself included, and I should like to be in first-class condition for doing my share. And as long as we are on the subject of building in Washington, I should like to say that, as far as I am able to judge from facts that have come to my knowledge, the next three years will see an expansion in that line compared with which the past five years will appear almost insignificant. There is going to be an unprecedented upbuilding of the suburban sections. I venture the prediction that proportionately more money will be put in new residences along the lines of Connecticut and Massachusetts Avenues extended, along Tenleytown Road and the contiguous territory than in the city this side of Florida Avenue. I have the less hesitation to make this prophecy, because I have been consulted by a number of people with reference to such improvements as I have indicated."

**Fine Block of Dwellings.**

Myers & Wonderly have just closed a deal for a plot of ground at the intersection of Cincinnati and Baltimore Streets, Washington Heights, on which they will erect fourteen fine dwellings. The land has a frontage of 315 feet and an average depth of 119 feet, the area being about 27,790 square feet. It is understood that the price per square foot was in the neighborhood of \$12.50. The houses to be built on this land after plans prepared by Architect B. F. Myers will have an average frontage of 25 feet and will be three stories in height with cellar. The fronts will be of mottled brick and brownstone with tiled roofs. It has not yet been decided whether the architecture is to be in the Venetian or Colonial style. On the first floor will be the parlor, reception hall, dining room, kitchen, and butler's pantry. Each of the two upper floors will contain three bedrooms, a bath, and a large garret, serving as an attic chamber, will overlook all. The cellar will contain the heating apparatus, laundry, and cold storage rooms. The total cost of the improvement will be about \$125,000.

**Bourke Cockran's Residence.**

Representative Bourke Cockran, of New York, has decided to remodel his residence at Sixteenth and O Streets northwest, and has entrusted the job to John S. Larcombe. The high stone porch which reached up as high as the second story will be removed and the front changed to a more substantial, entrance to which will lead through a brownstone vestibule. The house will be changed to flat windows. There will be an entrance hall finished in walnut and other important alterations are to be made in the interior. Mr. Cockran's office, now located in the first floor, and the basement will be devoted to the culinary and heating departments. The cost of this remodeling will be about \$45,000.

**Pintich Gas Plant.**

Samuel J. Prescott & Co., who have the contract for building the new plant for the Pintich Gas Compressing Company in South Brookland, have begun the work, and will push it to completion as rapidly as possible. They hope to have the work finished in September. Railroad switches have been added to the grounds to expedite the delivery of material. The new plant will occupy about three acres of ground. It is bounded on the east by Ninth Street, on the west by the Baltimore and Ohio Railroad tracks, on the north by Emporia Street, and from this point it will extend south a distance somewhat less than its east and west limits. The material for all the buildings will be brick and steel and all the storage tanks, twenty-two in number, will be underground. The new plant is to be used to supply the Pintich gas to the Baltimore and Ohio and Western Maryland. The present plant at Thirtieth Street and Maryland Avenue southwest, will be continued to supply the trains of the Pennsylvania and Southern roads.

Architects Ardrey & Upman have given out the contracts for the addition to Peck Memorial Chapel at the intersection of Pennsylvania Avenue, M and Twenty-eighth Streets northwest. The

site of the new building, just to the east of the chapel, has been cleared and construction is to be begun without delay. The addition will front on M Street and extend to the Avenue. The cost of the improvement, it is said, will be about \$20,000, nearly all of which amount according to report, has been donated by a Washington woman whose identity has not yet been disclosed. A portion of the building will be fitted up especially for the boys who attend service at the chapel.

Among the improvements to be made at the Navy Yard in the near future, is a coal handling plant, which will cost \$30,000.

**Hotel Richmond Property.**

The negotiations looking to the sale of the Richmond Hotel property with the old Bancroft house and certain adjoining houses and lots on Seventeenth Street, having come to naught, it is probable that arrangements will be made to reorganize the hotel in the fall under new proprietorship, or this failing, under the present management. The price asked for the hotel and the other properties is about \$250,000, and if the plan with reference thereto had carried, it was the purpose of the parties in interest to tear down all the buildings and erect on the site a large and elegant hotel equal in all respects, so far as interior equipment is concerned, to the New Willard. It will be remembered that an attempt was made in New York to float bonds to the amount of two million dollars, with the proceeds of which the present property was to be acquired and the new hotel built and be equipped. People supposed to be well posted assert that such a hotel would prove an excellent investment, as in their opinion, another first-class uptown hotel is badly needed in Washington. The American Security and Trust Company has the property in charge.

**Army and Navy Club's Home.**

Regarding the future habitat of the Army and Navy Club, matters are in a quiescent state. The Military and Naval Society, the intending purchaser of the Army and Navy Club's present home, has its legal representatives at work on the examination of the title to the property, and as soon as this has been concluded, the satisfaction of the society the deal will presumably be closed. Meanwhile, rumor has it that the Army and Navy Club has its eyes on the property on the opposite corner. This is a part of the old Ellisha Riggs estate; in fact, the house at the corner was built by that financier, one of the founders of the old Riggs bank. It has a notable history, for after the war it was bought by General Meade, and was known as "Old Probs." because he was the father of the Weather Bureau, and in honor of whom Fort Meyer was named. General Meyer resided there for many years, and later on rented the house to the British legation, who occupied it until Sir Frederic Bruce and Sir Edward Thornton were the representatives of Great Britain in Washington. Some of the members of the Army and Navy Club contend that there would not be room enough for such a building as the club will want to erect, and, on the other hand, it is said that the present owners of the property ask a price which is well-nigh prohibitive.

**Future of the Suburbs.**

"Have you observed," asked a well-known and keen dealer in real estate, "how in the record of real estate transfers suburban and semi-suburban properties predominate?"

"It is well worth while to take note of this fact," he continued. "It is not an indication that interest is no longer felt in city property, but it does show, in my opinion, that people are rapidly becoming an exceedingly correct estimate of the value of those portions of the District that lie beyond the old city boundaries. Washington has been my home for nearly a half century, and I have watched the growth of the city the greater part of that time, and I have never seen any movement in real estate so well defined as this gradual absorption of the suburban precincts by discerning investors. If anyone will take the trouble to scan the real estate transfers for a week or two he will find that these suburban purchases are not confined to one particular section, but are pretty well distributed. It is true that the higher-priced properties are mostly situated in the northwest—in this respect the familiar phenomenon of the growth of a city toward its western limits is simply being repeated—but the attractiveness to investors of other sections is proved by the continued buying in the subdivisions that are opened up all the time in the eastern and northeastern parts of the District. There is a great future for our suburbs, and you take my word for it, the man that invests discreetly there will make good money in a short while."

### TEMPORARY SIDING FOR MUNICIPAL BUILDING USE

The Pennsylvania Railroad Company will be granted a permit within a few days by the District Engineer Department to put a one-track siding of its railroad on D Street between Twelfth and Fourteenth Streets northwest.

The siding will have a capacity of twenty-three cars, and is put in temporarily for the purpose of delivering conveniently any supplies that may be needed in the construction of the new Municipal Building at the corner of Fourteenth Street and Pennsylvania Avenue.

### INJURED IN COUPLING CARS.

At work in the Southern Railroad yard, Thirtieth and E Streets southwest, about 6:30 o'clock last evening, Charles Turner, twenty-five years old, had his hand severely mashed, and was removed to the Emergency Hospital. He explained that he was coupling cars when two of them came together with considerable force and caught his right hand. He went to his home on F Street between Ninth and Tenth Streets southwest, after having the injured member dressed.

### OUTBREAK IN POLAND FEARED.

LONDON, July 9.—The Vienna correspondent of the "Times" says he learns privately from Warsaw that the governor has asked the Czar for authorization to proclaim a state of siege throughout Russian Poland, intimating that by this means alone can a revolution be prevented.

### FOR SALE—HOUSES.

Grocery and Provision Store Southwest. A thriving business property on 12th st. sw., near C. 2-story frame, containing 7 rooms; desirably located on corner of wide alley. Renting at \$15 per month. Price, \$2,000.

**Desirable Investment**  
**Property—Southeast.**  
4 frame dwellings, in excellent condition; each contain 4 rooms; water and sewer; running closets in yards; wide parking in front; well located in 12th st. sec. under rental to good tenants; total rent, \$30.  
Price for All, \$4,200.

**JAMES F. SHEA,**  
Phone East 326. 613 Louisiana ave. n.w.

\$2,900—For Sale, Langdon, new nine room house; bath; first story brick; slate roof; finished in quartered oak; 1,500 square feet ground and shade trees; cost \$2,350 to build, exclusive of lot; could not be duplicated for less than \$3,000. Call or address E. A. M. LAWSON, 20th and Franklin sts. Langdon. Take Maryland (green) cars on G st.; get off 20th. 1910-31.

**FOR SALE—Two 6-room and bath** bricks, near Lincoln Park, at bargain. KARRICK & METCALF, 1333 G st. 1910-31.

**NORTHEAST SECTION—**  
Six rooms and bath.....\$2,500  
Seven rooms and bath.....\$3,000  
ATKINSON & BALLARD CO., Inc.  
Real Estate, Loans, and Insurance.  
1411 G St. N. W. 1910-31

**A. S. CAYWOOD,**  
523 9th St. N. W. Phone, Main 710.

\$12,300—Col. Heights, near 14th st. car line—19 room brick; furnace; all modern improvements.

\$12,000—K st. n.w., near 9th st.—12 room brick; furnace; all modern improvements.

\$10,500—E st. n.w., between 2d and 3d sts.—12 room brick; lot 20x100 ft.; all modern improvements.

\$10,500—Pennsylvania ave. se., between 3d and 4th sts.—Two two story frames; two stores; six rooms.

\$5,200—D st. se., between 1st and 2d sts.—Three 8-room frames; sewer and water.

\$1,500—Brookland, D. C.—6 room frame, on Hartford st.; porches, water.

\$1,100—Col. Beach, Va.—5 room cottage; shade, fruit, and outbuildings. 1910-31

**FOR SALE—\$100 CASH.**  
EALABE, 1000 1/2 MONTH.  
NEW HOUSE IN BLOOMINGDALE.  
REDUCED TO \$4,200.  
Built to sell for \$4,750.  
Eight rooms. Reception hall. Tiled bath. Porcelain tub. Beautiful mantels. Open fireplace. Room for stable. Lot ONE SEIDOM HAS CHANCE TO BUY A BARGAIN ON SUCH TERMS.  
STONE & FAIRFAX,  
804-6-8 F St. n.w.

**AN EXCELLENT INVESTMENT.**  
TWO BRICKS, 1000 1/2 MONTH.  
2 squares from new Union Station; 1000 1/2 MONTH.  
Always rented.  
GIBBS & DANIEL, 605 15th St. 1910-31

**GERGIE, BOY, SOUTHEAST,** near car line. Six rooms; lot 20x100. A cozy home on easy payments. Only \$100 cash balance monthly, in amounts to suit your convenience. PRICE, \$1,800.

**BARNARD & MARK,**  
"The Oval Sign," 142 G N. W. 1910-31

**FOR SALE—Near Washington Circle—**Fine brick dwelling; 6 rooms; bath; lot 20x100; lot 20x100. Will be sold at great sacrifice.  
WILLIAMS, GIBBS & DANIEL, 605 15th St. 1910-31

**FOR SALE—Georgetown Heights—**Two old brick residences; 4 rooms; bath; lot 20x100; lot 20x100. Will be sold at great sacrifice.  
WILLIAMS, GIBBS & DANIEL, 605 15th St. 1910-31

**FOR SALE—\$500 CASH** will buy fine six room brick dwelling, on wide alley Northwest. In excellent condition; trust of \$3,000.  
WILLIAMS, GIBBS & DANIEL, 605 15th St. 1910-31

**FOR SALE—Two dwellings, near First and Thomas sts. n.e.,** rented at \$22; trust, \$2,000; cash, \$3,500. A fine investment for \$1,000 cash.  
WILLIAMS, GIBBS & DANIEL, 605 15th St. 1910-31

**FOR SALE—\$3,000. RENTING FOR \$25** a week, 7 room brick, on wide alley, between A and B; 7 rooms; bath; stone and brick.  
FOR SALE—\$1,500—F st. n.e., between 10th and 11th; 2 stories and basement.  
FOR SALE—\$1,500—5th st. n.e., 6 rooms and bath; lot 20x100.  
FOR SALE—\$1,500—10th st. n.e., between B and C; 8 rooms and bath; 2x100.  
FOR SALE—\$1,500—Buy window brick, 6 rooms and bath; on D st. n.e., near 4th.  
FOR SALE—\$1,500—6th st. n.e., between B and C; bay window brick, 6 rooms and bath.  
STONE & FAIRFAX, 804-6-8 F st. n.w. 1910-31

**TAKE THE BIG GREEN CARS FOR ELLASTON TERRACE.**  
The suburb that lends them all. \$10 a month put into an Ellaston Terrace car cannot fail to pay handsomely as an investment. No better place in the District for a home, 15 to 20 minutes from departments and business centers. Get off at Red Tent, Ellaston Terrace.

**HOWARD F. JOHNSON & CO.,**  
Phone North 149-R. 1910-31

**ONE SQUARE FROM LIBRARY.**  
\$2,950.

**LOW PRICED PROPERTY** in 3d St. between A and B; 6 rooms; bath; lot 20x100. Brick; six rooms and bath. Two story brick stable fronting on 25-foot-wide alley. Well rented.

**\$2,300.**  
**TWO STORY BRICK DWELLING.** B st. n.e., near 3d st. In good condition and locality. Well rented. Good size yard.

**JOSEPH L. WELLER,**  
REALTY BROKER.  
Tel. E. 532. No. 602 F St. N. W. 1910-31

### FOR SALE—SUBURBAN.

**BUY FOR A HOME.**  
**BUY FOR AN INVESTMENT.**  
**BUY BECAUSE YOU ARE SMART.**  
**COLORADO HEIGHTS**

Offers the best inducements for either or both. Where or when will you ever again have a chance to buy ground, 375 feet elevation. In the best Northwest section, graded to three feet terrace; granite sidewalks, coping, shade trees, water, sewer, electric lighting, etc.—in fact, with every city convenience and car service—and at the low price of \$50 and upward; \$10 down; \$30 per month; 5 per cent interest. Everyone who knows anything should know it will double in value in less than two years. In fact, we have sold lots for investment, and they are held at 50 per cent advance, and will get it within a year when the improvements are all finished. Don't delay and afterward regret.

**SAMUEL C. HILL & E. LODGE HILL,**  
Exclusive Agents, 802 F St. n.w.

1910-31

**FOR SALE—Homestead** in Maryland, consisting of ten acres of land in a high state of cultivation. Beautiful lawn and grand old shade trees. Improved by a large 8-room dwelling, fruit-proof stone vegetable house, ice house, large stone poultry house, stone milk dairy, stable with three stalls and room for carriage and wagon and ten tons of hay; corn house, etc.; fruit; excellent water at kitchen door. On Pennsylvania Railroad, thirty minutes from Washington; immediately at station; twelve accommodation trains daily. C. C. MAGRUDER, Pacific Ridge, 824 F St.

**THERE ARE 1,000 GOOD REASONS WHY YOU SHOULD BUY A LOT AT KENILWORTH, D. C.**

But the best reasons of all are that it is WITHIN THE DISTRICT and WITHIN THE ONE-FARE LIMIT. Good lots \$200 to \$250 on \$5 monthly payments. Fifty houses and a \$25,000 public school already built.

**ALLEN W. MALLERY,**  
729 14th St. Phone Main 957. 1910-31

**FOR SALE—A beautiful home** on electric road, near city; fine, large house with modern improvements; spacious grounds; abundant shade; delightful car fare; convenient to city. Address OWNER, Lock Box No. 1, City Postoffice.

**FOR SALE—6-room cottage; new; town water; large lot; terms to suit. Apply DR. CHAS. A. WELLS, Hyattsville. 1910-31**

**WEST HYATTSVILLE.**  
1 1/2 to 7 acre farms; cheapest acreage ever offered near this city. Get plat. E. J. TOTTEN & CO., 618 F st. n.w. 1910-31

**FOR SALE—Very cheap, and easy terms**—20 large villa sites, containing over 12,000 square feet each; with fine shade; situated high and healthy; one electric car fare to any part of Washington; terms, \$5 down, balance \$1 per week. Also ten large building lots. Be careful; same terms; also several farms for sale, very cheap. JAMES E. CLEMENS, 1409 G st. n.w. 1910-31

**FOR SALE—Two acres of land, good** 6 room frame house and outbuildings; a quantity of fruit; excellent water; short walk electric cars for Washington; a money maker; \$1,000; terms arranged. ROBERT ELLIOTT, Real Estate Agent, 125 1/2 Royal Street, Alexandria, Va. 1910-31

**FOR SALE—Cozy six room cottage,** fronting on electric car line, 30 minutes from center of city; must be sold to clear estate; prompt purchaser can buy at a sacrifice of \$500 or \$600. Apply ALLEN W. MALLERY, 729 14th st. 1910-31

**FOR SALE—Kenilworth, D. C.** seven room house; nearly new; a bargain if sold immediately; \$2,000. Apply on premises, the Andrews property. 1910-31

**FOR SALE—In Hyattsville, Md.,** two new six room houses; 1/2 acre rich land; \$2,000 each; terms easy. GEO. C. WALKER, Hyattsville, Md. 1910-31

**WASHINGTON HIGHLANDS.**  
Lots, \$2 cash and \$2 per month; prices \$100 to \$250; no interest; no taxes; 25 foot front up to 50 feet in depth. WASHINGTON HIGHLANDS CO., 928 F st. n.w. Phone, M 1400. 1910-31

**WE CAN SELL, on monthly payments,** six, seven, and eight room houses, with large grounds, fruit, and modern conveniences; near steam and trolley cars, at \$1,000 up. We own these houses at Berwyn, Md.

**J. J. KLEINER & CO., 617 F st. n.w.** my23-30t

**FOR RENT—SUBURBAN.**  
A very desirable suburban home; a good lot; house and outbuildings; abundance of fruit; 5/8 acre very rich ground, situated on Chesapeake Bay, 200 feet from Rhode Island ave. electric cars; 20 minutes to 7th and G sts. n.w. One fare; price, \$30 per month. See

**SAM'L C. HILL with E. LODGE HILL**  
Excl. Agents, 802 F St. N. W. my18-fr.Su-tf.

**FOR RENT—In Hyattsville, Md.;** several desirable homes; with conveniences. GEO. C. WALKER, Hyattsville, Md. 1910-31

**WANTED—HOUSES.**  
PARTY LEAVING CITY desires to secure furnished house from October 1, address, giving all particulars, BOX 420, this office.

**WANTED—Houses for sale or rent,** in all sections of the city or suburbs; satisfactory results guaranteed. ATKINSON & BALLARD CO., Inc. Real Estate, Loans, and Insurance, 1411 G St. n.w. 1910-31

**WANTED—Six or seven room house,** with bath. R. HARRIS, 129 Macomb st. n.w. 1910-31

**FOR SALE—COUNTRY PROPERTY.**  
FOR SALE—Nine-room house; cellar; porch; wood shed; chicken house; stable for two horses and carriage; well of water at door; spring; shade; fruit; 20 acres; situated 600 feet from Glen Dale station, Md.; Pennsylvania Railroad; unimproved and can be sold on terms. Address or call on C. E. SICKLES, Store No. 2, Navy Yard, D. C. 1910-31

**FOR SALE—BARGAIN IN LOTS.**  
Choice lots will be sold in the Suburban Bank subdivision. The lot front 29 feet on Steuben st. which is a continuation of Columbia Road, and run through to Morris st. Sewer already in; 1 1/2 feet of parking free; only a few squares from Florida ave. and just east of Brightwood ave., overlooking new filtration plant. Meet us there Sunday. Prices from \$75 to \$150 per lot. 1910-31

**CAPITOL HEIGHTS COMPANY,**  
Room 5, 112 F st. n.w.  
100 Down. \$1.00 Per Month.

**FOR SALE—A bargain; choice lot** on 10th st. extended, 50x141 feet, to alley; only 25 feet; one of the most desirable lots in the District for home or investment. Can be bought on easy terms. Apply to owner, L. O. MALLERY, 729 14th st. n.w. 1910-31

**FOR SALE OF EXCHANGE.**  
WILL SELL or exchange 62 acre fruit and truck farm, within six mile radius of Capitol building, Washington, D. C., price, \$6,500. J. W. SCOLLICK, Oxon Hill, Md. 1910-31

### REAL ESTATE.

**A CHEAP HOUSE**  
—Only \$3,850.  
—Rents for \$30.

**A Lovely Home:**  
In the vicinity of North Capitol and S Streets. Built to sell for \$5,000. As a result of an exchange for Maryland property the house can now be purchased at this extremely low price.



Well planned, well constructed; 2 stories, cellar; 4 rooms deep on each floor; tiled bath, porcelain tub. Many handsome mantels, beautiful decorations.

**Stone & Fairfax,**  
804-6-8 F St. N. W.

**THE MILLER-SHOEMAKER**  
Real Estate Co. (Inc.),  
1223-1225 32d St. Phone West 40.

**THIS BEAUTIFUL COUNTRY HOME**  
—AT—  
RIVERSIDE PARK, VIRGINIA.

**Only \$5,500**  
—Splendid, well-built, 15-room house and one acre of beautiful ground at Riverside Park, between Alexandria and Mt. Vernon. All modern improvements, wide, double porches, large rooms. Especially suitable for private club house. Convenient to electric cars. Price .....\$5,500

**THE MILLER-SHOEMAKER**  
Real Estate Co. (Inc.),  
1223-1225 32d St. Phone West 40.

**FOR SALE—LOTS.**  
Conduit Road—Two lots in Clark Sub. Conduit Road, price \$250; each half paid for; must sell to meet payments. Address WILSON, this office. 1910-31

**On July 16 we will open the beautiful subdivision.**  
**CAPITOL HEIGHTS.**  
High and healthy. Finest spring water. Plenty of shade. Only one car fare to any part of the city. Equated Capital st., Central ave., 8th st., and East run through the property.

No taxes. No interest. No forfeiture. Lots \$20 to \$60. Registration books open July 5. Better hurry and get the pick.

**CAPITOL HEIGHTS COMPANY,**  
Room 5, 112 F st. n.w.

**100 Down. \$1.00 Per Month.**

**FOR SALE—Two lots** in Clark Sub. Conduit Road, price \$250; each half paid for; must sell to meet payments. Address WILSON, this office. 1910-31

**ON SALE—A bargain; choice lot** on 10th st. extended, 50x141 feet, to alley; only 25 feet; one of the most desirable lots in the District for home or investment. Can be bought on easy terms. Apply to owner, L. O. MALLERY, 729 14th st. n.w. 1910-31

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